



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3013247
Applicant Name: Kelly Hurd
Address of Proposal: 348 N 104th St

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,770.6 square feet, and B) 3,919.7 square feet. Existing single family residence to remain and garage to be demolished.

The following approval is required:

Short Subdivision - To create two parcels of land. (SMC Chapter 23.24)

BACKGROUND DATA

The Zoning of the subject site is SF 5000 and there is an existing single family residence located on the eastern portion of the site which is to be retained on proposed Parcel B. The subject site is located along North 104th Street within a block bounded on the north by N. 105th St., on the south by N. 104th St., on the east by Dayton Avenue N., and on the west by Greenwood Avenue N. SW Holly St. The zoning immediately on either side of the subject property is zoned Single Family with the lots developed with single family residences. There is an "L" shaped alley immediately to the north of the site which connects Dayton Avenue N. to N. 105th St west of the site. Six lots at the northwest corner of the block are zoned Commercial 1-40' (C-1 40') as are the first two lots at the southeast corner of the block. Immediately to the north of the subject site the lots are zoned LR2.

Public Comment

Five comment letters were received during the comment period that ended on April 25, 2012.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The proposal site is not located in a mapped environmentally critical area and the provisions of SMC 25.09.240 are not applicable. There are no trees of size located on or abutting the subject site. Conditions include: a no protest agreement for potential future improvement of N. 104th Street. When these conditions are met, the lots to be created will meet all minimum standards or applicable exceptions as set forth in the Land Use Code and other applicable codes, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded.)

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Comply with all applicable standard recording requirements and instructions.

Prior to Issuance of any Demolition or Building Permit on either lot

2. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to demolish, construct, or change use.

NON-APPEALABLE ZONING REQUIREMENTS (TO BE SATISFIED PRIOR TO RECORDING)

The owner(s) and/or responsible party(s) shall:

3. Provide a no protest agreement addressing potential future improvement of N. 104th Street.

Signature: _____ (signature on file) Date: June 4, 2012
Michael Dorcy, Land Use Planner
Department of Planning and Development
Land Use Services

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